

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that CAPITAL ENDEAVORS, LLC

Located At 563 RIVERSIDE ST

Job ID: 2012-01-3090-CH OF USE

CBL: 306- B-001-001

has permission to Change the Use from NE Bath to Auto Repair, no construction work or alterations provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 2/3/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-01-3090-CH OF USE	Date Applied: 1/9/2012	CBL: 306- B-001-001	
Location of Construction: 563 RIVERSIDE ST (30 MAJUAL DRIVE)	Owner Name: CAPITAL ENDEAVORS, LLC	Owner Address: 557 RIVERSIDE ST PORTLAND, ME 04103	Phone:
Business Name: Primos Auto Repair LLC	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Raymond Sirois	Phone: 207-797-6418	Permit Type: BLDG - Building	Zone: I-M
Past Use: NE Bath & Kitchen Distribution	Proposed Use: Auto Repair – change of use	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: 2C F-1 Type: 2C F-1 DOB-2009/02/17 Signature: [Signature]
Proposed Project Description: change of use to auto repair		Pedestrian Activities District (P.A.D.) 2/3/12	
Permit Taken By:		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: OK w/condition 1/12/12 ABM</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: ABM</p>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2012-01-3090-CH OF USE

Located At: 563 RIVERSIDE ST

CBL: 306- B-001-001

## **Conditions of Approval:**

### **Zoning**

1. Separate permits shall be required for any new signage.

### **Fire**

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. Comply with NFPA 1 2009 Chp. 30.2 Repair Garages; attached with permit.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.

IM

2012 013090 66



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

→ 563 Riverside St.

Location/Address of Construction: <u>30 Manuel Dr Portland Me 04103</u>		
Total Square Footage of Proposed Structure/Area <u>2000 sqft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>306      B      001</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Raymond A Siropis III</u> Address <u>30 Manuel Dr</u> City, State & Zip <u>Portland Me 04103</u>	Telephone: <u>207-797-6418</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Capital Endeavors LLC</u> Address <u>557 Riverside St</u> City, State & Zip <u>Portland Me 04103</u>	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>New England Kitchen Cabinets</u> Proposed Specific use: <u>Auto Repair</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>No changes being made</u>		
Contractor's name: <u>N/A</u> Address: <u>N/A</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

RECEIVED  
JAN - 9 2012  
By  
Dept. of Building Inspections  
City of Portland Maine  
MAIL

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

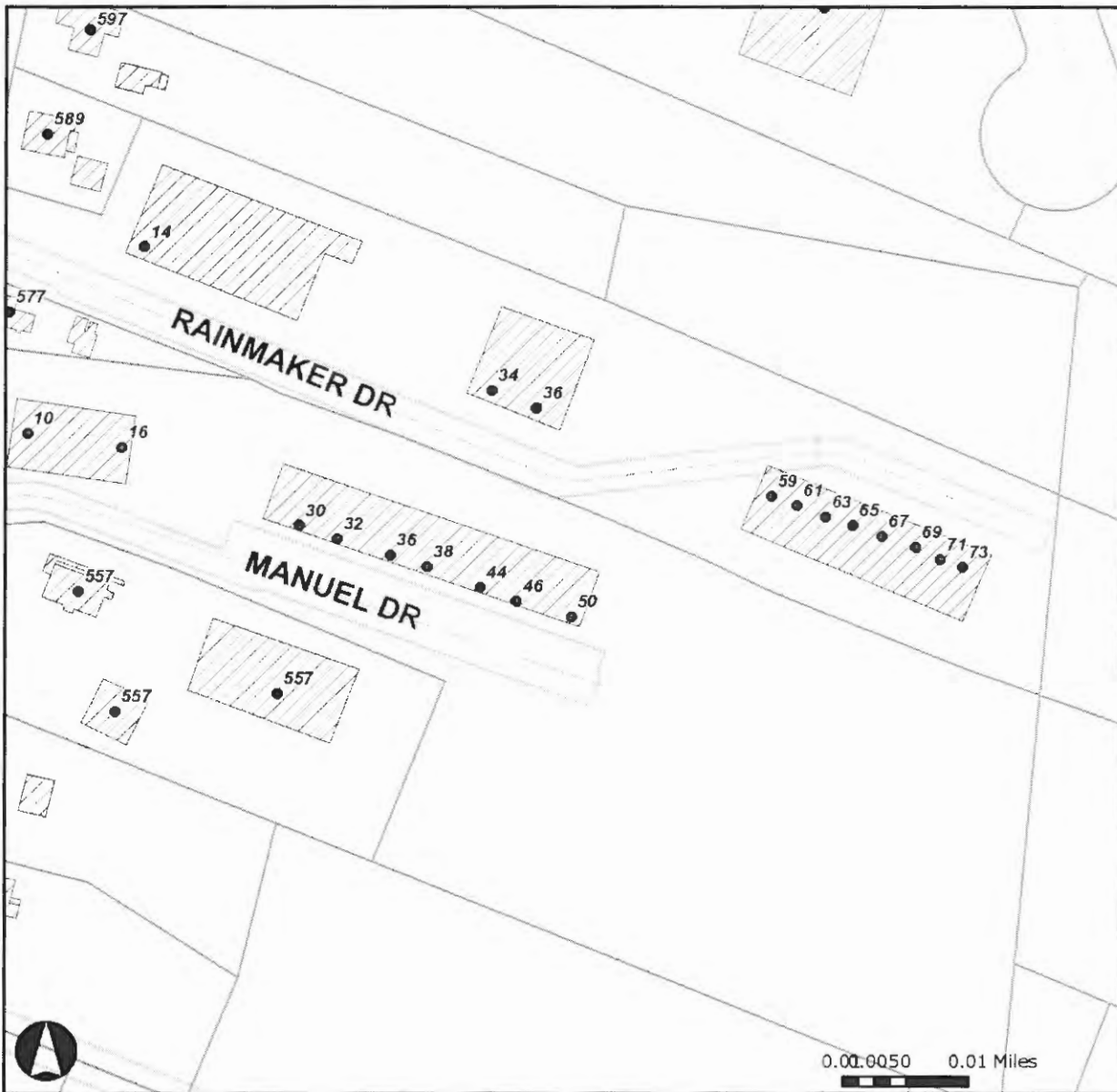
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: _____	Date: _____
------------------	-------------

**This is not a permit; you may not commence ANY work until the permit is issued**

# Map



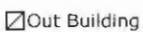
Interstate



Streets



Buildings



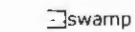
Parcels



Traveled Ways

Stream

Wetland



Lake/Pond



Jetport



County Streets

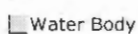


A15

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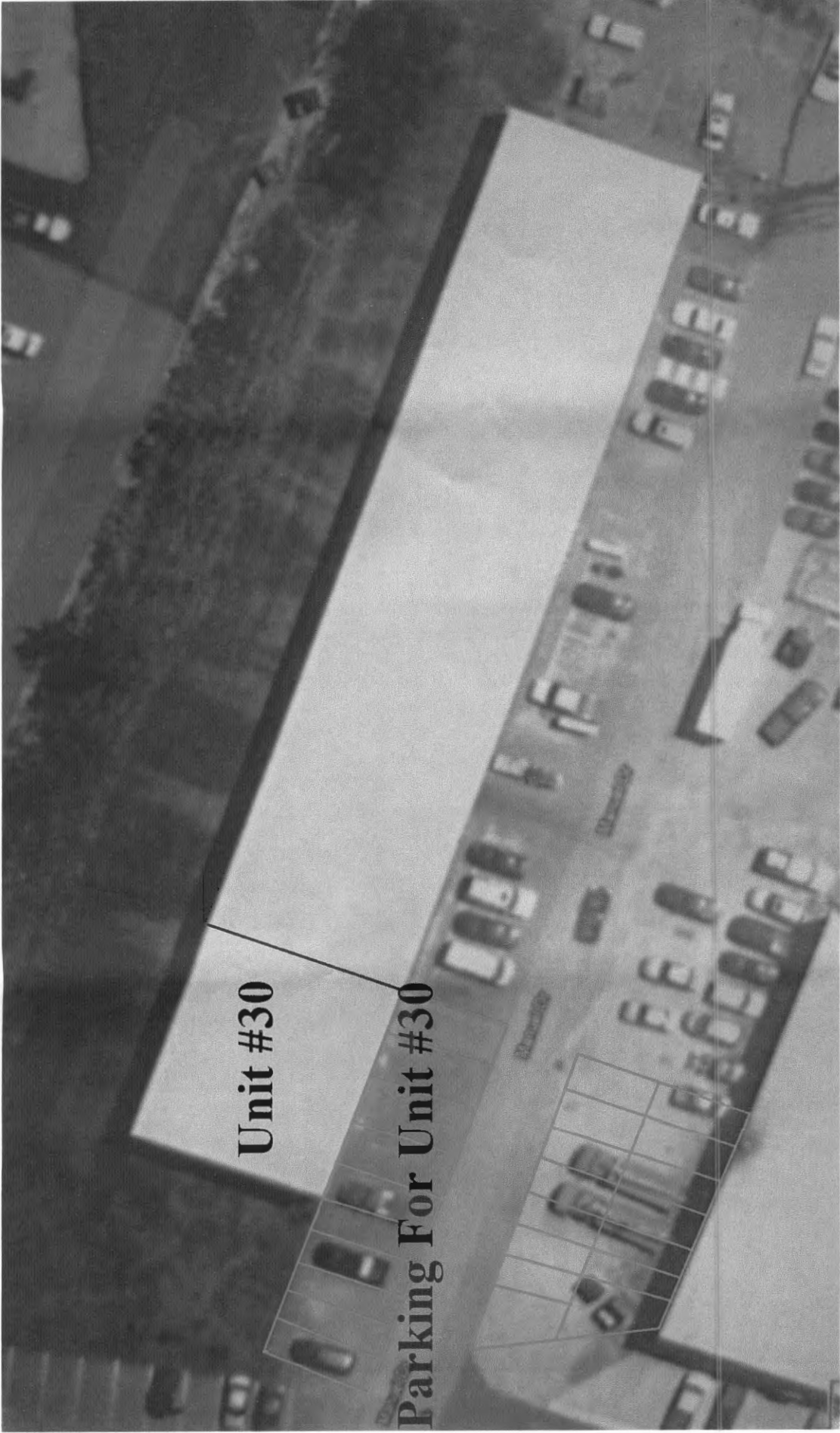
A31

ME Towns



Ocean





**Unit #30**

**Parking For Unit #30**







FIRST AMENDMENT OF LEASE

THIS FIRST AMENDMENT OF LEASE is made this 13<sup>th</sup> day of September, 2011, by and between CAPITAL ENDEAVORS LLC, a Maine limited liability company with a mailing address of c/o Eric S. Johnson, 557 Riverside Street, Portland, Maine 04103 ("**Landlord**"), and Primos Auto Repair LLC, a Maine limited liability company ("**Tenant**").

WHEREAS, Landlord and Tenant are parties to a certain Commercial Lease dated September 23, 2010 for certain "Premises" at Unit 30 (a/k/a Unit 1) in Landlord's building at 30-50 Manuel Drive in Portland, Maine; and

WHEREAS, Landlord and Tenant desire to extend the lease term;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows (with capitalized terms not otherwise defined herein having the meanings ascribed in the Lease):

1. TERM AND BASE RENT. The term of the Lease is extended to and shall expire on September 22, 2012, unless sooner terminated in accordance with the terms of the Lease. All of the terms and conditions of the Lease shall apply during the extended lease year except that the base rent shall be as follows:

<u>Lease Year</u>	<u>Base Rent/SF</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
Sept. 23, 2011 – Sept. 22, 2012	\$7.80	\$1,300.00	\$15,600.00

2. EFFECT OF AMENDMENT. Except as set forth in this First Amendment, the Lease shall remain unchanged and in full force and effect, and is hereby ratified and confirmed.

LANDLORD:

CAPITAL ENDEAVORS LLC

By: Eric S. Johnson, manager  
Eric S. Johnson  
Its Manager

TENANT:

PRIMOS AUTO REPAIR LLC

By: Raymond Sifeis  
Print: Raymond Sifeis  
Its: owner

facilities associated therewith shall comply with Sections 30.2 and 30.3 and NFPA 30A.

**30.2.1.1 Permits.** Permits, where required, shall comply with Section 1.12.

**30.2.2 Occupancy Classification.** The occupancy classification of a repair garage shall be a special purpose industrial occupancy as defined in NFPA 101. [30A:7.4.1]

**30.2.3 General Construction Requirements.** In major repair garages, where CNG-fueled vehicles, hydrogen-fueled vehicles, LNG-fueled vehicles, or LP-Gas-fueled vehicles are repaired, all applicable requirements of NFPA 52 or NFPA 58, whichever is applicable, shall be met. [30A:7.4.2]

**30.2.4 Means of Egress.** In a repair garage, the required number, location, and construction of means of egress shall meet all applicable requirements for special purpose industrial occupancies, as set forth in NFPA 101. [30A:7.4.3]

**30.2.5 Drainage.** In areas of repair garages used for repair or servicing of vehicles, floor assemblies shall be constructed of noncombustible materials or, if combustible materials are used in the assembly, they shall be surfaced with approved, nonabsorbent, noncombustible material.

*Exception: Slip-resistant, nonabsorbent, interior floor finishes having a critical radiant flux not more than 9.87 Btu/in.<sup>2</sup> (0.45 W/cm<sup>2</sup>), as determined by NFPA 253, shall be permitted. [30A:7.4.4]*

**30.2.5.1** Floors shall be liquidtight to prevent the leakage or seepage of liquids and shall be sloped to facilitate the movement of water, fuel, or other liquids to floor drains. [30A:7.4.4.1]

**30.2.5.2** In areas of repair garages where vehicles are serviced, any floor drains shall be properly trapped and shall discharge through an oil/water separator to the sewer or to an outside vented sump. [30A:7.4.4.2]

**30.2.6 Pits, Belowgrade Work Areas, and Subfloor Work Areas.**

**30.2.6.1** Pits, belowgrade work areas, and subfloor work areas used for lubrication, inspection, and minor automotive maintenance work shall comply with the provisions of Section 30.2, in addition to other applicable requirements of NFPA 30A. [30A:7.4.5.1]

**30.2.6.2** Walls, floors, and structural supports shall be constructed of masonry, concrete, steel, or other approved noncombustible materials. [30A:7.4.5.2]

**30.2.6.3** In pits, belowgrade work areas, and subfloor work areas, the required number, location, and construction of means of egress shall meet the requirements for special purpose industrial occupancies in Chapter 40 of NFPA 101. [30A:7.4.5.3]

**30.2.6.4** Pits, belowgrade work areas, and subfloor work areas shall be provided with exhaust ventilation at a rate of not less than 1 ft<sup>3</sup>/min/ft<sup>2</sup> (0.3 m<sup>3</sup>/min/m<sup>2</sup>) of floor area at all times that the building is occupied or when vehicles are parked in or over these areas. Exhaust air shall be taken from a point within 12 in. (0.3 m) of the floor. [30A:7.4.5.4]

**30.2.7 Fixed Fire Protection.** Automatic sprinkler protection installed in accordance with the requirements of Section 13.3 shall be provided in major repair garages, as herein defined, when any of the following conditions exist:

- (1) The major repair garage is two or more stories in height, including basements, and any one of the floors exceeds 10,000 ft<sup>2</sup> (930 m<sup>2</sup>).

- (2) The major repair garage is one story and exceeds 12,000 ft<sup>2</sup> (1115 m<sup>2</sup>).

- (3) The major repair garage is servicing vehicles parked in the basement of the building. [30A:7.4.6]

**30.2.8 Gas Detection System.** Repair garages used for repair of vehicle engine fuel systems fueled by non-odorized gases, such as hydrogen and non-odorized LNG/CNG, shall be provided with an approved flammable gas detection system. [30A:7.4.7]

**30.2.8.1 System Design.** The flammable gas detection system shall be calibrated to the types of fuels or gases used by vehicles to be repaired. The gas detection system shall be designed to activate when the level of flammable gas exceeds 25 percent of the lower flammable limit (LFL). Gas detection shall also be provided in lubrication or chassis repair pits of repair garages used for repairing non-odorized LNG/CNG-fueled vehicles. [30A:7.4.7.1]

**30.2.8.2 Operation.** Activation of the gas detection system shall result in all of the following:

- (1) Initiation of distinct audible and visual alarm signals in the repair garage
- (2) Deactivation of all heating systems located in the repair garage
- (3) Activation of the mechanical ventilation system, when the system is interlocked with gas detection [30A:7.4.7.2]

**30.2.8.3 Failure of the Gas Detection System.** Failure of the gas detection system shall result in the deactivation of the heating system and activation of the mechanical ventilation system and, where the ventilation system is interlocked with gas detection, shall cause a trouble signal to sound in an approved location. [30A:7.4.7.3]

**30.2.9\* Heating, Ventilating, and Air-Conditioning.**

**30.2.9.1\* Forced air heating, air-conditioning, and ventilating systems** serving a fuel dispensing area inside a building or a repair garage shall not be interconnected with any such systems serving other occupancies in the building. Such systems shall be installed in accordance with NFPA 90A. [30A:7.5.1]

**30.2.9.2** Return air openings in areas of repair garages used for the repair or servicing of vehicles or in a fuel dispensing area shall be not less than 18 in. (455 mm) above floor level measured to the bottom of the openings. [30A:7.5.2]

**30.2.9.3** Combined ventilation and heating systems shall not recirculate air from areas that are below grade level. [30A:7.5.3]

**30.2.9.4** Exhaust duct openings shall be located so that they effectively remove vapor accumulations at floor level from all parts of the floor area. [30A:7.5.4]

**30.2.10 Heat-Producing Appliances.**

**30.2.10.1** Heat-producing appliances shall be installed in accordance with the requirements of 30.2.10. They shall be permitted to be installed in the conventional manner except as provided in 30.2.10. [30A:7.6.1]

**30.2.10.2** Heat-producing appliances shall be of an approved type. Solid fuel stoves, improvised furnaces, salamanders, or space heaters shall not be permitted in areas of repair garages used for repairing or servicing of vehicles or in a fuel dispensing area.

*Exception No. 1: Unit heaters, when installed in accordance with Chapter 7 of NFPA 30A, need not meet this requirement.*

*Exception No. 2: Heat-producing equipment for any lubrication room or service room where there is no dispensing or transferring of Class I or Class II liquids or LP-Gas, when installed in accordance with Chapter 7 of NFPA 30A, need not meet this requirement. [30A:7.6.2]*

**30.2.10.3** Heat-producing appliances shall be permitted to be installed in a special room that is separated from areas that are classified as Division 1 or Division 2, in accordance with Chapter 8 of NFPA 30A, by walls that are constructed to prevent the transmission of vapors, that have a fire resistance rating of at least 1 hour, and that have no openings in the walls that lead to a classified area within 8 ft (2.4 m) of the floor. Specific small openings through the wall, such as for piping and electrical conduit, shall be permitted, provided the gaps and voids are filled with a fire-resistant material to resist transmission of vapors. All air for combustion purposes shall be taken from outside the building. This room shall not be used for storage of combustible materials, except for fuel storage as permitted by the standards referenced in 30.2.10.9. [30A:7.6.3]

**30.2.10.4** Heat-producing appliances using gas or oil fuel shall be permitted to be installed in a lubrication or service room where there is no dispensing or transferring of Class I liquids, including the open draining of automotive gasoline tanks, provided the bottom of the combustion chamber is at least 18 in. (455 mm) above the floor and the appliances are protected from physical damage. [30A:7.6.4]

**30.2.10.5** Heat-producing appliances using gas or oil fuel listed for use in garages shall be permitted to be installed in lubrication rooms, service rooms, or fuel dispensing areas where Class I liquids are dispensed or transferred, provided the equipment is installed at least 8 ft (2.4 m) above the floor. [30A:7.6.5]

**30.2.10.6\*** Where major repairs are conducted on CNG-fueled vehicles or LNG-fueled vehicles, open flame heaters or heating equipment with exposed surfaces having a temperature in excess of 750°F (399°C) shall not be permitted in areas subject to ignitable concentrations of gas. [30A:7.6.6]

**30.2.10.7** Electrical heat-producing appliances shall meet the requirements of Chapter 8 of NFPA 30A. [30A:7.6.7]

**30.2.10.8** Fuels used shall be of the type and quality specified by the manufacturer of the heating appliance. Crankcase drainings shall not be used in oil-fired appliances, unless the appliances are specifically approved for such use. [30A:7.6.8]

**30.2.10.9** Heat-producing appliances shall be installed to meet the requirements of NFPA 31, *Standard for the Installation of Oil-Burning Equipment*; NFPA 54, *National Fuel Gas Code*; NFPA 82, *Standard on Incinerators and Waste and Linen Handling Systems and Equipment*; NFPA 90A, *Standard for the Installation of Air-Conditioning and Ventilating Systems*; and NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*; and as applicable, except as hereinafter specifically provided. [30A:7.6.9]

### 30.3 Operational Requirements.

**30.3.1 Dispensing from a Tank That Does Not Exceed 120 Gal (454 L) and from Containers Inside Buildings.** Dispensing of flammable and combustible liquids from a tank not exceeding 120 gal (454 L) capacity and from containers in a motor fuel dispensing facility or in a repair garage building shall meet the requirements of 30.3.1.1 and 30.3.1.2. (See 4.3.9 of NFPA 30A for storage quantity limitations.) [30A:9.2.4]

**30.3.1.1** Not more than one container of Class I liquid shall be permitted to be provided with a dispensing pump inside a building at any one time. The number of tanks or containers of Class II or Class IIIA liquids fitted for dispensing at any one time shall not be limited, except as provided for in 4.3.9.2 of NFPA 30A. The number of tanks or containers of Class IIIB liquids fitted for dispensing at any one time shall not be limited. [30A:9.2.4.1]

**30.3.1.2** Class I, Class II, and Class IIIA liquids shall not be dispensed by applying pressure to tanks or containers. Listed pumps that take suction through the top of the tank or container or listed self-closing faucets shall be used. [30A:9.2.4.2]

### 30.3.2 Basic Fire Control.

**30.3.2.1 Sources of Ignition.** Smoking materials, including matches and lighters, shall not be used within 20 ft (6 m) of areas used for fueling, servicing fuel systems of internal combustion engines, or receiving or dispensing of Class I and Class II liquids. The motors of all equipment being fueled shall be shut off during the fueling operation except for emergency generators, pumps, and so forth, where continuing operation is essential. [30A:9.2.5.1]

**30.3.2.2 Fire Extinguishers.** Each motor fuel dispensing facility or repair garage shall be provided with fire extinguishers installed, inspected, and maintained as required by Section 13.6. Extinguishers for outside motor fuel dispensing areas shall be provided according to the extra (high) hazard requirements for Class B hazards, except that the maximum travel distance to an 80 B:C extinguisher shall be permitted to be 100 ft (30.48 m). [30A:9.2.5.2]

**30.3.2.3 Fire Suppression Systems.** Where required, automatic fire suppression systems shall be installed in accordance with the appropriate NFPA standard, manufacturers' instructions, and the listing requirements of the systems. [30A:9.2.5.3]

### 30.3.3 Waste Handling.

**30.3.3.1** Crankcase drainings and waste liquids shall not be dumped into sewers, into streams, or on the ground. They shall be stored in approved tanks or containers outside any building, or in tanks installed in accordance with Chapters 4 and 5 of NFPA 30A, until removed from the premises.

*Exception: As provided for in 4.3.9.3 of NFPA 30A. [30A:9.2.6.1]*

**30.3.3.2** The contents of oil separators and traps of floor drainage systems shall be collected at sufficiently frequent intervals to prevent oil from being carried into sewers. [30A:9.2.6.2]

**30.3.4 Housekeeping.** The dispensing area and the area within any dike shall be kept free of vegetation, debris, and any other material that is not necessary to the proper operation of the motor fuel dispensing facility. [30A:9.2.7]

**30.3.5 Fire Doors.** Fire doors shall be kept unobstructed at all times. Appropriate signs and markings shall be used. [30A:9.2.8]

STOP

## Chapter 31 Forest Products

**31.1\* General.** The storage, manufacturing, and processing of timber, lumber, plywood, veneers, and by-products shall be in accordance with this chapter and NFPA 664, *Standard for the Prevention of Fires and Explosions in Wood Processing and Wood-working Facilities*.



**PATCO**  
CONSTRUCTION, INC.

January 5, 2004

Mr. Michael Nugent  
City of Portland  
City Hall Room 315  
389 Congress Street  
Portland, ME 04101

*From Permit  
# 04-0015*

Re: Six G's Coed L.L.C./Phoenix Welding

Dear Michael:

Attached please find our building permit application for the above project on Riverside Street. We have included the following:

- Cover letter
- Permit Application
- Designer's certification form
- Building code certificate
- Accessibility certificate

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- Varco-Pruden letter of certification (metal building)
- Architectural plans: A-1, A-2, 11 x 17 and 24 x 36
- Foundation plans: S-1, S-2, 11 x 17 and 24 x 36
- Structural Steel plans: 1-31, 11 x 17 and 18 x 24
- Site plans : 1- 4, (for information)

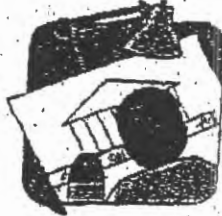
The proposed building consists of seven (7) 2,000 sq. ft. speculative rental spaces for a total of 14,000 sq. ft. Each unit has it's own on grade overhead door, small office, H.C. bathroom, two means of egress, individual utilities, heat and electrical. The building also has a complete automatic sprinkler system and fire alarm.

I hope that this is sufficient information for your review. If you have any questions, call me at 651-0798 or 324-5574.

Sincerely,

Dennis M. Waters

DMW/jg  
Enclosure



**CITY OF PORTLAND MAINE**

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

from  
Permit #  
04-0015

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: JOHN W. EINSIEDLER, P.A.

DATE: DECEMBER 18, 2003

Job Name: PHOTOIX WELDING - SPECULATIVE RENTAL SPACE

Address of Construction: 557 RIVERSIDE ST. PORTLAND, ME 04103

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION  
Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) B, F2, S2

Type of Construction 2C Bldg. Height 18'-0"± Bldg. Sq. Footage 14,000 SF

Seismic Zone N/A Group Class \_\_\_\_\_

Roof Snow Load Per Sq. Ft. \_\_\_\_\_ Dead Load Per Sq. Ft. \_\_\_\_\_

Basic Wind Speed (mph) \_\_\_\_\_ Effective Velocity Pressure Per Sq. Ft. \_\_\_\_\_

Floor Live Load Per Sq. Ft. \_\_\_\_\_

Structure has full sprinkler system? Yes  No \_\_\_\_\_ Alarm System? Yes  No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

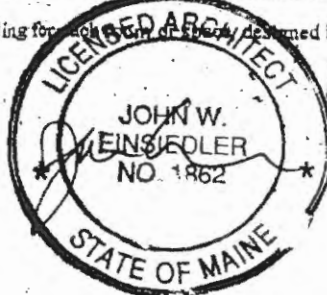
If mixed use, what subsection of 313 is being considered 313.1.1

List Occupant loading for each area of floor designed into this Project.

EACH UNIT 2000 SF  
100 PEOPLE / UNIT  
20 PEOPLE

\*VERIFY WITH USE

(Designer's Stamp & Signature)



PER  
VARIO  
PRUDEN